031.0	0001	0011.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,095,600 / 1,095,600
					USE VALUE:	1,095,600 / 1,095,600
					ASSESSED:	1,095,600 / 1,095,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
14		WYMAN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SMITH PAUL T/ROSS CAROLINE A
Owner 2:	
Owner 3:	
Street 1:	14 WYMAN STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MAHONEY REIHL/ETAL -
Owner 2:	MAHONEY SHERYL -
Street 1:	14 WYMAN STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,539 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1890, having primarily Clapboard Exterior and 2491 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 12 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4539.000	650,700		444,900	1,095,600
Total Card	0.104	650,700		444,900	1,095,600
Total Parcel	0.104	650,700		444,900	1,095,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 439.91 | /Parcel: 439.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 21363

GIS Ref

GIS Ref

Insp Date 10/07/17

!2561!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 031.0-0001-0011.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	650,700	0	4,539.	444,900	1,095,600	1,095,600	Year End Roll	12/18/2019
2019	101	FV	492,200	0	4,539.	472,700	964,900	964,900	Year End Roll	1/3/2019
2018	101	FV	492,200	0	4,539.	344,800	837,000	837,000	Year End Roll	12/20/2017
2017	101	FV	492,200	0	4,539.	300,300	792,500	792,500	Year End Roll	1/3/2017
2016	101	FV	492,200	0	4,539.	255,800	748,000	748,000	Year End	1/4/2016
2015	101	FV	457,600	0	4,539.	250,300	707,900	707,900	Year End Roll	12/11/2014
2014	101	FV	457,600	0	4,539.	205,800	663,400	663,400	Year End Roll	12/16/2013
2013	101	FV	457,600	0	4,539.	195,800	653,400	653,400		12/13/2012

PRINT

Date	Time
12/10/20	17:57:08

LAST REV

Date	Time
01/31/18	10:43:16

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 2561

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MAHONEY REIHL/E	43662-526		9/3/2004		748,000	No	No		
MULVIHILL JOAN	25503-530		7/21/1995		184,000	No	No		Y

USER DEFINED

Prior Id # 1:	21363
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/20/2009	445	Wood Dec	1,000					
2/10/2009	82	Manual	400					
3/14/2007	146	Manual	5,000					install 2nd skylig
7/29/2002	604	Porch	4,000	C				REPAIR STEPS,RAILI
8/17/1995	481	Alterati	42,000					REMODEL HOUSE-ADD

ACTIVITY INFORMATION

Date	Result	By	Name
10/7/2017	MEAS&NOTICE	HS	Hanne S
2/18/2009	Meas/Inspect	163	PATRIOT
9/26/2005	MLS	BR	B Rossignol
2/23/2005	Inspected	BR	B Rossignol
2/9/2005	MLS	MM	Mary M
2/25/2000	Measured	264	PATRIOT
11/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4539		Sq. Ft.	Site		0	80.	1.23	1									444,935						444,900	

Total AC/HA: 0.10420 | Total SF/SM: 4539 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 444,935 | Spl Credit | Total: 444,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:	N - NONE		

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1890	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.12191010
Const Adj.:	0.99989998
Adj $ / SQ:	145.834
Other Features:	105750
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	682058
Depreciation:	31375
Depreciated Total:	650684

COMMENTS

RE-CK 2001.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	5	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	12	5	
Totals			
1	12	5	

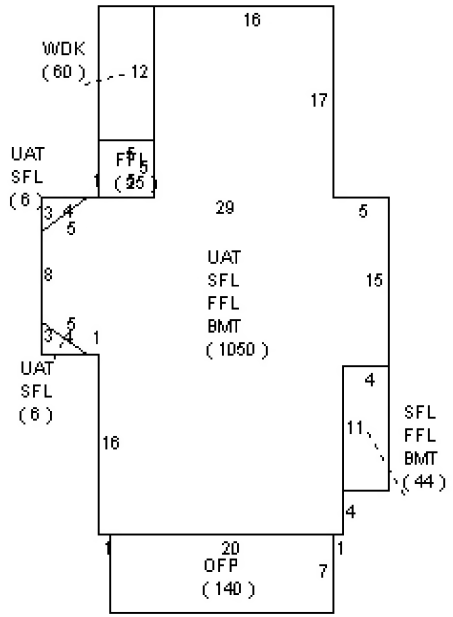
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	193.96
Special Features:	0	Val/Su Net:	171.92
Final Total:	650700	Val/Su SzAd	292.45

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,119	145.830	163,188
SFL	Second Floor	1,106	145.830	161,292
BMT	Basement	1,094	43.750	47,863
UAT	Upper Attic	266	112.290	29,814
OFP	Open Porch	140	28.280	3,960
WDK	Deck	60	16.000	960

Net Sketched Area:	3,785			Total:	407,077
Size Ad	2225	Gross Are	4581	FinArea	2491

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

031.0-0001-0011.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	